

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received MAR 11 1987

date entered APR 8 1987

## 1. Name

historic Ohio Riverside Historic District Extension

and/or common N/A

## 2. Location

street & number Along sections of Greenup Street, Court Avenue, Third and Fourth Streets. N/A not for publication

city, town Covington N/A vicinity of

state Kentucky code 021 county Kenton code 117

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> na in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> na being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name See Attached Continuation Sheet

street & number

city, town vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Kenton County Courthouse

street & number 303 Court Street

city, town Covington state Kentucky 41011

## 6. Representation in Existing Surveys

title Covington Legacy has this property been determined eligible? ☐ yes ☒ no

date 1977 ☐ federal ☐ state ☐ county ☒ local

depository for survey records City of Covington

city, town 18 W. Pike Street, Covington state Kentucky

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Greenup Street Extension to the Ohio Riverside Historic District (listed on the National Register 11/23/1971) consists of fourteen buildings located west of the existing district. The original boundaries of the district extend from the Ohio River bank on the north (opposite downtown Cincinnati, Ohio) and the Licking River bank on the east, to Sanford Alley running north-south between Garrard and Greenup Streets on the west, and to the north sidewalk of East Fourth on the south (see Maps). Because of the early date of the nomination (1971) there was not extensive analysis to define the edges of the district and the verbal boundary justification is brief and incomplete. Since the creation of the district it has been apparent that a small but important grouping of adjacent buildings were excluded from the boundaries and that an extension to encompass this area was justified.

The proposed extension runs west from Sanford alley along the south sidewalk of East Third Street, across Greenup Street, continuing west to the east side of Court Avenue (formerly known as the Market Street); then south to Park Place (formerly Lower Market Street), a block-long wide street that extends only from Greenup west to Scott Boulevard, crossed by Court Avenue in the center; then east along the north side of Park Place to the east side of Greenup; then south past Sparrow's Alley around the first lot south of the alley; then south and east around 214 E. 4th Street back to Sanford Alley. The area included consists of approximately a half-block of the city's original 1814-15 grid system.

Within the designated extension, there are several narrow spaces, mostly parking lots, but virtually the whole area is built-up otherwise. None of the buildings can be considered an intrusion from an historic standpoint, but 316 Greenup has been completely re-clad in composition stone, thereby losing almost all its architectural character and is non-contributing. 310 Greenup has a fairly recent facade of slanted black glass and is also considered non-contributing. The remainder of the buildings in the extension are contributing structures built primarily in the 19th century.

The area nominated is surrounded by parking lots and service buildings except on the east, where Sanford Alley backs up to the residential area along Garrard Street. There are parking lots to the north of Third Street from Court to Sanford; the 1969 City-County Building occupies the small block between Court, Third, Park Place, and Scott; a fast-food restaurant, parking lots, and small office building occupy the small block between Court, Park, Greenup, and Fourth; a narrow two-story frame office building was added to the south of the Sparrow Building (322 Greenup) after 1909 and is not included; south of it is a service station, with 214 East 4th to the east along Sanford Alley included in

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1830 – ca. 1910 **Builder/Architect** See description

### Statement of Significance (in one paragraph)

The Ohio Riverside Historic District Extension comprises fourteen buildings constructed in the 19th and early 20th century near the Ohio River in Covington, Kentucky. The area is an extension of the Ohio Riverside Historic District which was listed on the National Register in November of 1971. This district contains seven blocks of some of the oldest and most significant structures in Covington. The area encompassed by the extension also contains important commercial and historic properties but was omitted due to an incomplete analysis of the district boundary. Since the district was listed on the National Register it has been the desire of the City of Covington to amend the original boundary to include this grouping of buildings. The properties in the district extension are being nominated under criteria A and C.

Of the fourteen buildings included in the extension all were constructed prior to 1910. Only two of the buildings are listed as non-contributing due to alterations. The remainder retain their original architectural character and detailing. To the west and north of the extension are modern buildings or 19th century buildings isolated by open parking areas or new construction. To the south and southwest are the Downtown Commercial Historic District and the Licking Riverside Historic District. Adjacent to the east is the original boundary of the Ohio Riverside Historic District.

The Ohio Riverside Historic District was nominated to the National Register as the oldest remaining residential and commercial area in the city. It encompasses the area known as "The Point" at the confluence of the Licking and Ohio Rivers. This was the first area of settlement in the city with Thomas Kennedy building a home and operating a ferry boat landing at this site in the 1780s. It remained a quiet river crossing for several years until Kennedy sold 150 acres to a group of investors in 1815. These investors platted the land, sold lots and promoted the settlement of the community which was named Covington in honor of General Leonard Covington, killed during the War of 1812.

By 1830 the community of Covington had grown to 715 residents with most buildings constructed near the junction of the Ohio and Licking Rivers. The public square was sited along Third and Greenup Street with residences constructed to the east along First, Second, Third and Garrard Streets. This area, now encompassed by the Ohio Riverside Historic District, contains the earliest remaining buildings in the city. Within the district are early brick Federal and Greek Revival style homes and rowhouses which were the residences of Covington's leading citizens.

## 9. Major Bibliographical References

See attached sheet

## 10. Geographical Data

Acreage of nominated property 1.9 acres

Quadrangle name Covington

Quadrangle scale 1:24,000

### UTM References

A 

1	1	6
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7	1	5	3	1	6	1	6
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4	3	2	9	3	1	9	0
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Zone Easting Northing  
C 

1	6
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7	1	5	5	2	4
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4	3	2	9	2	6	8
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E 

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G 

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B 

1	1	6
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7	1	5	5	1	2
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4	3	2	9	3	1	6	1
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Zone Easting Northing  
D 

1	6
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7	1	5	3	9	0
---	---	---	---	---	---

4	3	2	9	3	1	6
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F 

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H 

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### Verbal boundary description and justification

See attached sheet

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Walter E. Langsam, Historical Surveyor

organization City of Covington

date September 1984

street & number 303 Court Street

telephone 606-292-2111

city or town Covington

state Kentucky

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

     national   X   state      local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature David L. Meyer

title State Historic Preservation Officer

date 3-5-87

### For NPS use only

I hereby certify that this property is included in the National Register

for Nelson Byrum  
Keeper of the National Register

date 4/9/87

Attest:

date

Chief of Registration

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314 Greenup Street

Robert Carran & Richa Slukich  
315 Greenup Street  
Covington, Ky. 41011

318 Greenup Street

Hal Tom, Inc.  
130 Park Place  
Covington, Ky. 41011  
and  
Gaeton - Catalina, Inc.  
1717 Monticello  
Ft. Wright, Ky. 41011

322 Greenup Street

Bonnie Schick  
322 Greenup Street  
Covington, Ky. 41011

313-315 Greenup Street

Oakley & Eva Farris  
226 Wallace Avenue  
Covington, Ky. 41011

302-310 Court Street

Hal Tom, Inc.  
302 Court Street  
Covington, Ky. 41011

130 Park Place

Hal Tom, Inc.  
(Same as Above)

213 Third Street

Sandra Sue Scott Brown  
213 Third Street East  
Covington, Ky. 41011

127-129 Third Street

Bert J. King  
c/o Marie E. Webb  
127 Third Street East  
Covington, Ky. 41011

131-135 Third Street

Ira D. Falkenstein  
c/o Oakley & Eva Farris  
226 Wallace Avenue  
Covington, Ky. 41011

217 Third Street

Annie M. Frost  
c/o Mary McCoy  
217 Third Street  
Covington, Ky. 41011

219 Third Street

Clifford E. & Laverne Spicer  
219 Third Street East  
Covington, Ky. 41011

302-306 Greenup

Northern Kentucky Legal Aid Society  
302 Greenup Street  
Covington, Ky. 41011

308 Greenup Street

Michaels J. Hammons  
308 Greenup Street  
Covington, Ky. 41011

310 Greenup Street

Billy Bob & Emmakelly Batson  
1360 Hands Pike  
Ft. Mitchell, Ky. 41017

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the proposed extension to the existing district.

The extension is located in what was originally the historic commercial center of Covington. Three blocks to the north is the Ohio River and the site of the early ferry boat landings. This proximity to the river created a dense residential and commercial area in and around the present extension area. Much of the traffic of the 1866 suspension bridge came down Greenup Street, Market Street (Court Avenue) and Scott Boulevard. The earliest courthouse and civic buildings were located adjacent to or within a few blocks of the extension area. With the coming of the railroad the commercial area gradually moved south and west near the tracks. Despite this shift the extension area has continued to be a mix of both commercial and residential structures with Court Avenue becoming the major street for access onto the suspension bridge.

The area bounded by the extension is adjacent to three historic districts: the Ohio Riverside District to the east; the Licking Riverside District to the southeast; and the Downtown Commercial District to the southwest (NR, 1983). The extension area is relatively level with little change in elevation. Directly adjacent to the west is the modern City-County office building and many other new and altered structures are located to the north and west. Improvements in access to the suspension bridge and road widening is presently underway with little impact expected to occur to the buildings in the extension.

The extension area retains a high degree of integrity with only two of the fourteen structures in the boundary listed as non-contributing. The structures listed as non-contributing are historic buildings which have been altered. There are no buildings in the district extension constructed after 1930. The remaining buildings have not been significantly altered and display their original detailing. Several of the structures including 302 Court Avenue and 308 Greenup Street have been renovated in recent years and there is growing interest in the rehabilitation of other structures. Historic features such as cast iron fences and brick alleys are also found in the district extension.

Summary - Contributing and Non-Contributing Buildings

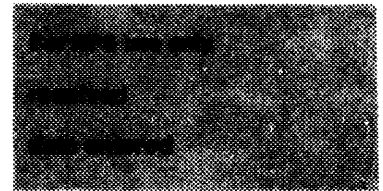
Contributing	Non-Contributing
12	2

Survey Methodology

The survey of the Ohio Riverside Extension was carried out by Walter Langsam, city preservation officer, in 1984. This survey involved the on-site analysis of both interior and exterior existing conditions and the photographing of all structures and representative streetscapes. Properties were mapped and grouped according to contributing and non-contributing status. Extensive research was performed including a study of 19th and 20th century city directories, census

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data and an examination of historic maps and other published sources.

A further examination of the area was conducted in 1986 to update the survey and nomination description. The consulting firm of Thomason and Associates of Nashville, Tennessee performed an additional survey of each property to determine contributing and non-contributing status and note changes to structures and streetscape elements within the district extension.

Individual Property Descriptions

300 Block of Greenup Street: East Side

302-304-306 Greenup, Alexander L. Greer Double House and Addition, Probably before 1834, with addition before 1860. (Photos 8, 11, 12, 13, 29)

The existing building is a two-and-a-half-story brick triple rowhouse, set directly on the sidewalk on both sides of the corners, with six bays on the front; the south two bays were added to the original four, as indicated by a seam in the front wall and a chimney between 304 and 306. There is a flat brick parapet between the chimneys on the north wall of 302, with raised brick parapets just above roof level elsewhere at the ends of 302 and 306. All openings have flush stone lintels; there was a door in one bay of each section on the front, and there is also a door on the north side (the door itself has some "Queen Anne" trim), leading into a transverse stairhall. The front of the whole structure is of Flemish-bond brickwork, although much altered; the remainder is laid in common bond.

Most windows have two-over-two pane sash from the later 19th century. An interesting feature is a drainpipe at the seam between 304 and 306; at the base of it is a fluted pipe with acanthine top, labelled "H.W. & Co., 269 5th Street" (probably made in Cincinnati). A one-and-a-half-story brick wing with end chimney at the rear of 306 seems to be integral, but a one-story wing at the rear of 302 dates from the turn of the century.

The interior has been repeatedly altered, so that there remains almost no identifiable early woodwork, although there is possible evidence of chair-railing and Federal-Greek Revival woodwork, with some reeding and concentric corner-blocks; plain Greek Revival frames remain on the south side of 306, confirming that it too is antebellum in date.

According to Covington Deed Book 6, p. 500, dated 1/22/1847 (probably transcribed from a deed book in Independence, Kenton Co., Kentucky), Alexander L. Greer of Kenton County sold the property, then 50 feet wide, on the southeast corner of 3rd and Greenup Streets to Israel Foster of Bracken Co., Ky., for \$5000. A.L. Greer was listed as a merchant residing at the corner of 3rd and Greenup in 1834 and 1839-40, no doubt in 302. His brother Thomas Greer, also a dry-goods merchant, was listed as living on 3rd Street between Greenup and Garrard—perhaps in a brick structure formerly on the back of the

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lot behind 302-304. A.L. Greer (1807-1884) was one of the leading entrepreneurs of antebellum Covington. In 1839-40 his flour mill was described as producing from 400 to 500 barrels per week. He was also active in promoting the Kentucky Central Railroad, which terminated in Covington in the 1850's. His store was in an existing but several-times-remodelled building on the southeast corner of Scott Boulevard and Park Place known as the "Greer Block" (later the Bradford Block; 326-36 Scott Boulevard). By 1851 A.L. Greer had moved to an estate between 8th and 9th Streets and what were subdivided as Greer and Willard Streets after his death (see the West Side/Main Strasse National Register form). Not listed in the 1860 directory, Thomas Greer had moved to a Greek Revival dwelling (now a funeral home, at 917 Main Street), also in the West Side. Israel Foster of Bracken Co., who acquired the property at 3rd and Greenup Streets in 1847, is listed on this corner in the 1860 directory, but there are several confusing deed transactions involving Israel and R.S. Foster (who also lived here in 1860), as well as Charles Martin, in the later 1850s and 1864. In the latter year, A.L. Greer and his wife Nancy seem to have regained ownership and sold the 50 foot wide property to Clemens Hellebush (or Hellebusch) of Covington, a prominent jeweler born in Oldenburg, Germany, about 1824 Census, p. 159, 1.11). In 1869 Casper Wickemeyer is listed as operating a meat market on this corner; he later owned a livery stable and the Leathers property on the northwest corner of Greenup and Park Place opposite (see 313-15 Greenup above). In 1876-77 the Hugh Kelley & Co. meat market was listed at 302. Mrs. Mary E. Shoup's boarding house was listed as 304 in 1869, but 306 in 1874, when Mary A. McCarty occupied 304. In 1886, 302 was still listed as occupied by a meat and groceries store, but later as a dwelling until after the turn of the century.

306 was probably built before the Civil War, but its occupants have not been identified before 1869, when A.J. and Thomas P. Francis were listed at this address. Andrew J. Francis (born ca. 1819 in Virginia, according to the 1860 Census p. 70, 1.11.), was described as a constable on the east side of Greenup between 4th and 5th streets in 1860; as an auctioneer and real estate agent at 306 Greenup in 1869 and later; and as a justice of the peace living here in 1874. Thomas P. Francis was a city fireman living here in 1869. Charles Francis, general manager of the Guide Printing and Publishing Co., which published "Bible Lessons" and "Buds of Hope", was listed here in 1886-87.

Other occupants of 306 included in 1869 tobacconist John Hill and in 1874 two "heaters" and a glass blower (probably workers at the nearby Hemingray Glass Company). In 1886 and 1892 the offices at 306 Greenup were also occupied by the real estate and insurance agency of John H. Wood & Brother (Logan E. Wood); the latter was also a notary public and William W. Wood & Son, attorneys were here in 1886-87 as well. (see a colorful advertisement with portraits, etc., in the 1893 Ky. Post Special Edition.

In 1871 Hellebush sold the property now 77 feet wide, for \$15,000, indirectly to Torrence Tinley, who probably built the house at 308 shortly afterward and is



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shown as the owner of the entire corner lot on the 1877 map. 302-304-306 Greenup remained in the Tinley (later Heilker) family until recently. The building now serves as offices for the local Legal Aid Society.

According to A.W. Smith (p.85), "A passway was ordered built over a ditch at the southeast corner of the Public Square—the corner of 3rd and Greenup Streets" in November 1830. According to tradition, the great engineer John A. Roebling had his office in this building during the construction of the Covington-Cincinnati (now John A. Roebling) Suspension Bridge, which enters Covington only a block away at 2nd Street and Court Avenue. This tradition is given credibility by the description in the 1860 city directory of the Covington and Cincinnati Bridge Company office located on the east side of Greenup Street between 3rd and 4th Streets, although after the Civil War its address was 311 Greenup opposite (that building was removed at the turn of the century; see 303 Greenup above). In 1860 the president of the company was the great Cincinnati iron manufacturer Miles Greenwood, with Covington entrepreneurs Amos Shinkle and N.B. Stephens on the board, with other officers and directors from both sides of the Ohio River. (Contributing).

308 Greenup, Terrence Tinley House, ca. 1872. (Photos 8, 14)

Tall three-story brick two-bay Italianate townhouse with almost flat roof; bold bracketed and panelled front cornice only; first floor front openings round-arched, second-floor segmental-arched, third floor flat-arched, all with handsome Neo-Grec incised metal hoodmolds, two-over-two pane sash; attractive small Italianate wood entrance porch over original north side entrance into typical Covington transverse stairhall; entrance on front was not original, as is also typical here. Interior preserves large high-ceilinged rooms with most original Italianate woodwork and slate or metal marbled mantels; lower floors have recently been converted into offices with apartments above, without adverse effect.

An iron fence and gate define the small front yard.

No doubt vacant earlier, or perhaps occupied by an earlier dwelling, this property was included in the 1871 transactions by which Terrence (or Tarence) Tinley acquired the property indirectly from Clemens Hellebush along with the lot to the north to the corner for \$12,000. The house was probably constructed soon thereafter, and remained in the Tinley (later Heilker and Foss) family until the 1920's, and has changed only once recently since then.

Terrence Tinley was a plumber and steam and gas-fitter; his firm was later called the Peoples Plumbing Company. Charles A. Tinley, who also lived here, was listed as a law student in 1886-87, and as an attorney and Kenton County Attorney in 1892, with offices in the nearby Boone Block in the 400 block of Scott Boulevard. He was later a U.S. Attorney. (Contributing).

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310 Greenup, Nicholas Mohan House and Shop, perhaps before 1839-40, remodelled. (Photo 15)

This modest two-story brick building, set directly at sidewalk level on a narrow lot, retains its outward conformation except for the front, which was removed and replaced with a slanting two-story black glass and metal facade in 1972, between the end-walls which retain elements of a former storefront and a Victorian metal cornice with applied rosettes. The slightly narrower two-story ell lies along the north side of the lot. Most of the interior has been fully altered.

Deeds for the neighboring lots describe this property as "Mohan's," referring to Nicholas Mohan, a boot and shoe-maker born in Ireland ca. 1809, according to the 1860 Census (p. 16, l.13). He was described in the 1834 directory as residing near the corner of Greenup and 3rd Streets, and in 1860 as on the east side of Greenup between 3rd and 4th Streets—no doubt here. In 1839-40 he apparently had as apprentice Irish-born shoe-maker Jeremiah Calahan, who boarded at Mohan's. An H. Charles was referred to as a later owner in an 1858 deed; perhaps this was actually the A. Charles mentioned below.

An 1878 advertisement suggests that Mohan's occupation was carried on here by J.W. Smith's "Eureka Shoe Store," although in 1869 William Ames had been listed as a dealer in "notions" at 310 Greenup; according to the 1860 Census (p. 125, l.24), Ames was born in England about 1823 and was then an auctioneer. In 1869 seamstresses Elizabeth Freeman and Mary Howard also boarded here. In 1874 heater Andrew Charles lived at 310 Greenup and in 1892 Catherine Walsh, widow of Thomas. An unidentified physican had his office here in 1886, and a storefront seems to have been installed for the stores here at the turn of the century.

The 1972 remodelling for the offices of Bill Batson & Associates, Architects, was an attempt to supply a contemporary image then rare in downtown Covington. (Non-contributing).

314 Greenup, John W. Stevenson House and Office, perhaps 1830s. (Photos 10, 16, 17, 18)

Large two-story, three-bay brick Greek Revival residence with wider perpendicular two-story brick wing across rear; set somewhat back from the street, slightly higher than present street level, with handsome wrought-iron fence of a geometric type found elsewhere in Covington, on a stone coping across the front of the lot. The front cornice has been stripped and plain full-width one-story porch put across the front; other exterior and surviving interior trim is minimal, although flush stone lintels and sills remain and there is a handsome original front entrance with square pilasters below and extending above a square transom bar; as usual in Covington, there are no sidelights, although possibly a single door has been replaced recently by double panelled

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doors. There is a side entrance to the rear wing on the north. Six-over-six-pane sash windows remain throughout, except for two-over-two in the front, with its floor-length first floor windows.

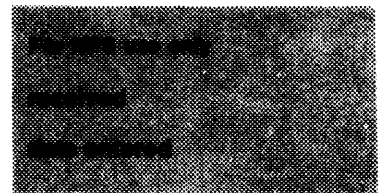
According to records in Independence, KY. (Deed Book 7, pp. 330-31, 7/7/1847), John W. Stevenson and his wife Sibella bought this property in that year from John Clark Bayless. He was probably the John Baylies, listed as a tailor boarding at the nearby Covington Hotel in 1834, but not in the 1839-40 directory. If Bayless built the house, it was probably after 1834, about the earliest date a full-scale Greek Revival building with typical square-pilastered doorway is now thought likely to have been built in Covington. Bayless had acquired the property from blacksmith Daniel Saville, who seems to have owned much of this block at an early date (see 217-19 E. Third Street around the corner) but was still listed on the corner of 2nd and Greenup Streets in 1839-40.

John W. Stevenson (1812-86) was an outstanding attorney who rose through the State Legislature and the office of governor to the U.S. Senate. Born in Richmond, Va., and educated at Hampden-Sidney College and the University of Virginia, he practiced for two years with Jefferson Phelps, a prominent attorney who died in 1843 (Levin, p. 722); Phelps was listed in 1834 as practising on Greenup Street—possibly in this building—although he lived near Garrard and 3rd Streets. Stevenson was a State representative and active in several conventions in the 1840s and '50s; was a Congressman 1857-61; was elected lieutenant governor in 1867, but succeeded almost immediately to the term of John Helm, who died shortly after taking office. Stevenson was elected in his own right and served as governor until 1871. Elected U.S. Senator in 1869, he resigned the governorship in 1871, fulfilling his six-year term as senator.

Stevenson was perhaps most noted for his succession of partners and students. After Phelps' death he became a partner of Governor James T. Morehead (1797-1854), also a resident of Covington and later U.S. Senator, who lived in Covington from his retirement from the Senate in 1847 until his death. According to Judge J. O'Hara, one of his last partners (see Levin, pp. 720-24), Stevenson numbered among his associates William B. Kinkead, later of Lexington, Ky.; Mortimer M. Benton, first mayor of Covington who lived nearby in the 300 block of Garrard St.; and John G. Carlisle, later Secretary of the U.S. Treasury (see National Register form for the Patton-Carlisle House, 1533 Gerrard Street, Covington). Those who were his students and later partners included O'Hara, James W. Bryan, and short-lived governor William Goebel, who joined Stevenson after his quasi-retirement in 1881-82. Stevenson was also a professor at the Cincinnati Law School (later part of the University) until his death. Prominent attorney Harvey Myers shared Stevenson's office at 314 Greenup in 1860, and later owned the building adjacent to the south.

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In 1865 Stevenson and his wife sold this property (which includes a 5 x 51' strip across the north side, probably to accommodate the north end of the rear wing) for \$12,000 to Ralph C. McCracken, "late of Cincinnati, now of Covington"; he was a dealer in "gents' furnishing goods," who lived here in 1869 along with Bridget McCracken, a widow, and William H. McCracken. The McCrackens are not listed in a sampling of later directories, but Mrs. Caroline McCracken is shown as the owner of the property on the 1877 map. Master Commissioner sold the property for the McCrackens in 1898 to a Barbara Gimour (or Gilmore) Hyndman, and it remained in the Hyndman family until well after the turn of the century.

In the 1860 directory, Stevenson is listed as having his office on the "east side of Greenup between 3rd and 4th; house, east side of Greenup north of office": possibly the latter refers to the north wing, as the building to the south was probably erected later, and it is unlikely that Stevenson, already a prominent attorney, occupied Mohan's old house; in any case, a deed for 318 Greenup refers to it as lying "next south to the property on which J.W. Stevenson now resides." After the Civil War and perhaps his term as governor, Stevenson occupied a splendid Greco-Italianate mansion on the northeast corner of Garrard and E. 4th Streets recently replaced by an office building (see C. Bricking).

Among other occupants of 314 Greenup in the late 19th century were Bridget Fogarty and Sarah Dining, servants, in 1869; and Hiram M. Bryson, a book-keeper and U.S. gauger, in 1874 and 1886-87. Also in 1874 and 1886-87, as well as 1892, Hudson Hollister and his family lived here; he was in 1869 a partner of William M. Leathers, dealers in foreign and domestic dry goods, carpets, and oil cloths, at 534 (then) Madison Avenue; Leathers was a member of the family whose store and pioneering bank were located on the corner opposite (see 313-15 Greenup). In 1874 Amanda Ford was listed here as a "colored" servant, and in 1886-87 waiter Samuel Warfield occupied a building then at the rear of 314 Greenup. After serving as a rooming house, like many houses in the vicinity, the building was renovated and converted into law offices recently. (Contributing).

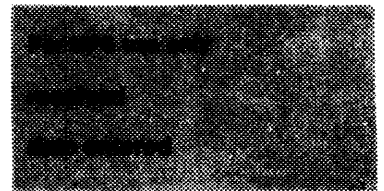
316 Greenup Street, John Younger Grocery Store Building, probably before 1869 (photos 4,8,9,10,19,20,27.)

Three-story, three-bay brick building set on sidewalk; completely re-clad with composition stone, leaving no stylistic traces whatsoever.

Attorney Harvey Myers, Sr., a partner of Governor John W. Stevenson (see 314 Greenup) acquired this property from the Master Commissioner for \$1,931 in 1861, perhaps as a result of litigation between Stevenson and the Kentucky Mutual Life Insurance Company. In 1861 Myers and his wife Susan sold the property to John Younger for \$5,600; because of uncertain financial conditions in the Civil War period, the increase in price does not necessarily indicate that the building was erected for Myers (or earlier). By 1869, however, Younger's

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grocery store was located at 316 Greenup. In 1860 Younger and Henry Whitman had a grocery business on the north side of the Lower Market Space (i.e. Park Place); Joseph Younger also dealt in cigars, etc., at a similarly described address; John lived on Bremen (now Pershing) Street between Craig and Main in the West Side in 1860, but was not listed in the Census for that year. The property was conveyed by Younger to Ellen Younger Holland, wife of Michael Holland, according to Will Book 2, p. 313. She and her husband sold 316 Greenup to wealthy distiller John Dorsel, of Dorsel & Wulftange, in 1880 for \$3,300; by that time the full depth 190-foot lot had been reduced to 100, extending back "to a line with the center of the privy vault on said lot."

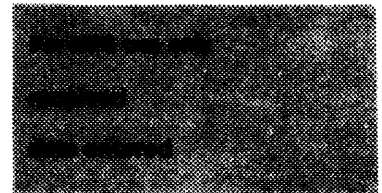
Wolfe's Storehouse, otherwise unidentified, was located here in 1874. An 1879 indenture between the Hollands, then of S. Charleston, Clark Co., Ohio, and Henry Siemer of Covington leased the three-story brick building "now occupied by said Henry Siemer and John Moller...as a Saloon and Residence of their family, for \$480 per year. Moller's saloon was listed here in 1876-77; Mrs F.H. Siemer was listed as occupying the saloon and residence in 1886-87. In 1892 Fred Fischer had a saloon here. Mrs Frank F. (or F.L.) Ulrich advertised her saloon here at the turn of the century (Police Department history, p. 82). The building now houses a restaurant, with residences upstairs. (Non-Contributing).

318 Greenup, John Dorsel Building, ca. 1883-86. (photos 4,8,9,10,19,20,27). Tall three-story, three-bay (very) late Italianate brick building set directly beside sidewalk and alley on south; first-floor storefront has been altered and set back, but retains plain iron or steel columns marked "F.J. Meyers, Covington, Ky."; these were manufactured nearby at the Fred. J. Meyers Architectural Iron Works Factory on the northwest corner of Madison and Fifth Street, which burned disastrously about 1893 (see Downtown Commercial District National Register form). 318 Greenup has stiff incised stone pedimented lintels and sills with consoles on the front, plain flush lintels on the side; angular paired brackets define the high panelled and denticulated cornice; one-over-one-pane sash has replaced the original, except for glass brick in the north bay. Although the storefront is altered, the building retains considerable presence and defines the alley corner.

The property on which the present building was constructed, before 1886, was acquired by Peter K. Frazier in 1851 from Thomas, George, and Grace Gorman, according to Independence Deed Book 16, p. 536, 7/10/1851. The 1877 map shows the vacant lot (the south half of lot 142) as belonging to P.K. Frazier's Heirs. Of Hart Co., Ky., and Morris Co., N.J., the heirs eventually sold the property in 1883 to John Dorsel, who had acquired the north half of the lot (316 Greenup) in 1880. Dorsel was a wealthy distiller whose firm, Dorsel & Wulftange, was located at the east end of 12th Street near the Licking River before a fire in 1887. According to Perrin (p. 787), Dorsel, born in Prussia in 1832 (1860 Census, p. 176, 1.5), came to the U.S. in 1854 and Covington the following year. He started the whiskey business, specializing in fine Bourbon and Rye Whiskies, with Frank Wulftange in 1869 (see also Johnson, History of

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Kentucky, 1912, III, 1133). In the 1880's Dorsel and Wulftange was the largest distillery in the city. Neither Dorsel nor his firm is listed here on Greenup in this period, but the building is designated "Liquors" and "Wholesale Liquors" on the 1886 and 1894 Sanborn maps. Barber Frank R. Sauffer was listed here in 1887, and clerk Frank Ulrich, whose family had the saloon next door, in 1892. The building still has mixed commercial and residential use. (Contributing).

322 (formerly 324) Greenup, Jackson Sparrow House and Bakery, probably before 1834 (photos 4,9,21,22).

Relatively low, two-story, four-bay (double) brick building set directly on sidewalk and alley along north side; with altered storefront, south-bay entrance to upper story; interior has been totally altered (virtually gutted to expose inside brick walls and floor joists). Probably original flush stone lintels and sill, but added Italianate front cornice with paired brackets; pair of chimneys on north side has flat parapet between.

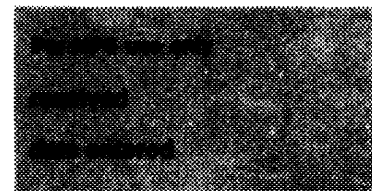
Jackson Sparrow, one of the longest-lived and most respected citizens of early Covington, apparently occupied this site about 50 years, from the 1830s until shortly before his death in 1886 (see his interesting obituary, *The Commonwealth*, 4/22/1884, p.4; he seems to have spent his last years at 302 Greenup Street). Born in England about 1800, he is listed in the 1834 Covington Directory as a baker, with John Downton, located on Greenup opposite the Market House, and similarly but on his own in 1839-40. John Burns, in his unpublished manuscript on Covington history, mentions a Sparrow & Ruff Candle Factory, on the corner of 2nd & Greenup Streets. The 1860 Census (p. 16, 1.19) describes Sparrow as a librarian, and he seems to have had a varied career. It appears that he may have moved after 1874 to 302 Garrard, where William Sparrow was listed as residing in 1886-87. This was probably the William Sparrow, born in London in 1845, who married in 1873 Mary Elizabeth Wolcott, born in Rochester, N.Y., in 1848 of an old Connecticut family. They were the parents of prominent Cincinnati attorney Jackson Wolcott Sparrow (see Goss, *Cincinnati—The Queen City*, III, 1912, 483); he was a partner of Covington attorney Charles A.J. Walker, who lived nearby on Garrard Street.

In 1885 William and Mary E. Sparrow sold this property for \$4,100 to Thomas K. Shea of Cincinnati, members of whose family are listed here in 1886-87. In 1892 Shea sold the property for \$3,900 to Mrs. Helen Crumbly Hunt, who in turn sold it in 1911 to John Taylor. The 1892 directory (p.21) lists members of the Mayden family at this address, as well as the Women's Educational & Industrial Union, Miss Jennie McKee, Secretary; Mrs. C.E. Warner was president; and Mrs. Wesley Hamilton, Vice-president. (Contributing).

Attached to 322 Greenup to the south is a two-story re-sided frame building with a brick-veneer storefront and surprisingly late Italianate cornice. Perhaps built about 1927, it qualifies as an intrusion and is not included in the district.

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300 Block of Greenup Street: West Side  
303 Greenup, The Woodford Apartments, 1897 (Photos 3,23,24,25,29).

Large cubic brick block clad in yellow-brown pressed brick; four stories above raised basement; flat roof with brick parapet projecting over shallow broken-forward bays on exposed north (E. 3rd St.) and east (Greenup St.) sides; brickwork of inner south and west sides is plainer, but rhythms of bays and arched top-story openings continued, as well as handsome iron balconies on north and south sides; those on the first floor have been removed for security reasons, but some have been re-used as fences and gates for the areaways around the south and west sides of the building. The central four bays (doubled in the center of the second and third stories) over the main entrance on the east project, as do two of the five in bays of the north and south sides, with pairs of tiny (bathroom) windows filling the center bays.

The wide fourth-floor windows are either round-arched or elliptical, with prominent keystones. The windows on the north and south sides are divided down the middle, with glass doors onto the balconies in the outer bays. Most of the windows retain the original one-over-one-pane sash, on a large scale. The balconies help align the openings vertically, breaking up the cubic mass as do the slight projections of bays, and the arched windows at the top provide considerable rhythmic interest, especially as the building still rises above most of the surrounding older structures, and manages to hold its own even with the ten-story City-County Building nearby.

The foundations, rising about four feet above the sidewalk level, are of regularly-laid rough stone, with slanted ashlar watertable above. The brick cladding is very finely laid, suggesting "Roman brick," although individual bricks are not elongated. Window surrounds, manneristically elongated "keystones," panels framing pairs of windows, rusticated surfaces flanking the entrance, raised rustication serving in lieu of a frieze around the spandrels of the top-story windows, and alternating quoins on the entrance pavilion are all of slightly darker, brownish brick than the main surface. The well-shaped cornice is dentillated, and the surface and edging are subtly articulated in other ways. The main entrance, at sidewalk level, has a stone-framed double door with bevelled-glass transom and an elegant ferro-vitreous marquee edged with Gothic filigree trim, hanging on chains from the wall above the paired consoles that flank a stone lintel embossed "Woodford". The inner vestibule has restrained golden oak panelled with applied sunburst motives and a handsome mosaic-tile floor, also inscribed "Woodford".

The interiors, originally containing only sixteen apartment units, have been broken up into many more units, and to some extent re-assembled by the present owner. The corridor within the vestibule has been altered with stripped-brick walls, modern tile, and terrazzo flooring, but most of the other corridors, lit by the original four-story skylight shaft (shown on the 1909 Sanborn map), are basically intact, with a fine golden oak staircase from the basement to the top

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story. The basement, which originally housed a fashionable cafeteria for the use of the residents, still has some restrained pressed-metal ceiling panels and slender cast iron columns. Most of the present apartments have been considerably modernized, with exposed brick walls, combination living/dining room/kitchens, and additional closets. But some of the basic woodwork, cabinet mantels, and floors have been retained.

The first-floor corner (northeast) apartment, however, still contains magnificent woodwork: golden oak panelling in the corridor and in the corner room with its elaborate ensemble of fireplace, book-shelves, and closed compartments carved with a strange pestiche of naturalistic and stylized foliage, some of it Byzantine in the Richardson Romanesque manner; while the adjacent room has elongated Ionic pilasters framing the numerous openings, a low wainscot, and a massive fireplace with Ionic columns and upside-down volutes on the mantel shelf (see below). The tile fireplace facing and hearths have beautiful, restrained Neo-Classical arabesque patterns in mosaic tile matching that of the vestibule. It seems likely that such a comprehensive decorative treatment was reserved for public spaces in the original layout of the building, or possibly formed the office suite of Dr. Kearns himself (see below). In spite of considerable changes, the recent and ongoing renovation has been essentially sensitive to the exterior and more important interiors of the structure.

The Woodford Apartments, called "the first big apartment house in Covington" when it opened in 1897 (Ky. Post, 11/19/1897, p.2), has retained through many vicissitudes its impressive stature; it is still the largest and finest apartment building in the city, exceeded in size only by recent high-rise slab housing for the elderly and possibly by the ca. 1910 Martanna Flats, a three-building structure in the 500 block of Wallace Avenue in the Wallace Woods Historic District (see National Register nomination form, approved August 11, 1983).

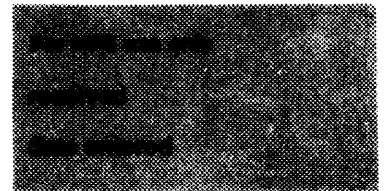
Located directly opposite the Public Square which contained the City Hall, Court House, and Jail or Workhouse until about 1970, and in proximity to the Lower Market, this large corner property was a fitting site for a livery stable in the 19th century. The property seems to have belonged to the Leathers family (see 313-15 Greenup below) from an early date, although the 1824 plat map shows the two north-south lots (146 and 147) of which this is the north half as owned by "Perry & McClure."

By 1860 it is possible to identify the livery stable located here on what was called the "Livery Stable Property" in 1882 deed (Deed Book 46, p. 637, 10/1/1882). The firm here in 1860 was operated by James A. Ulrich (or Ulridge) and Jacob G. Gaiser; nothing else is known about the latter, but Ulrich was born in Baden, Germany, about 1830 according to the 1860 Census (p. 144, 1.11); only other Ulrichs in related occupations are listed in the 1869 and 1874 directories. Alston Ellis had the stable here in 1869 and 1874, Rodney Brooking in 1876-77. J.L. Sandford, as agent for the John Leathers Heirs, leased the property in 1882 to George A. Graham for five years. Graham is listed here in



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1886-87, and on the 1894 Sanborn Map, shortly before the stable was replaced by the Woodford.

In mid-1897 Charles Kearns and his son-in-law Hugh McDonald, Jr., acquired the property, 108 feet wide along Greenup Street and 84 feet deep on East 3rd St., from the Leathers Heirs via the Master Commissioner for \$4,500. It seems incredible that the new flats opened less than half a year later! According to an article in the Ky. Post (cited above), "The Woodford apartment house, the first in Covington of its class, will be ready for occupancy Dec. 1. There are three six-room flats on the first floor, each with a reception hall. Each flat has a balcony. The flats on the second, third and fourth floors are like those on the first with the exception of one bedroom. In the basement the cafe is located. Mrs. D. H. Bayless and Miss Radie Stevens will have it in charge.....It is expected that Thanksgiving dinner will be served in the building."

Among the original occupants of the Woodford listed in the article were several of the leading citizens of Covington, including his daughter and son-in-law, the McDonalds, and his mother-in-law, Mrs Napoleon B. Stephens (see the biography of N.B. Stephens, Biog.Ency., 1878, p.67), as well as his sister-in-law, Miss Radie. In the 1898 Blue Book of Cincinnati the rather short listing for Covington includes sixteen families who lived in the Woodford—presumably the entire building!

Dr. Charles Kearns (b.1836) was a highly-respected physician and surgeon, born in Woodford County, Kentucky, near Lexington, of Virginia forebears. He worked first for a drug-store in Frankfort, KY, becoming associated with William H. Averill under the firm name of Averill & Kearns, and married into the politically prominent Cox family of Frankfort. He moved to Kansas City, Missouri, in 1859, but his Confederate sympathies "made him persona nongrata in that section, with the result that he was compelled ...to leave in 1861, "was captured by Federal troops, and imprisoned in St. Louis for a short time. He then returned to Frankfort, studying medicine with Drs. Sneed and Rodman, leading physicians of the period. He took charge of the hospital caring for both Confederate and Federal Soldiers. When the Federal forces assumed control, however, Kearns entered the Ohio Medical College in Cincinnati, Ohio, from which he was graduated in 1867. After several years as an intern and professor of anatomy in Cincinnati, Dr. Kearns moved his practice to Covington, where he had established his home in 1863. Eventually described as "the dean of his profession," he served as city physician after the Civil War, was head of the staff at St. Elizabeth's Hospital, and was active with several railway lines as well as the street railway system. Johnson's extensive biography (1912, II, 628-83) mentions that "a few years ago he erected the Woodford building, a fine modern apartment building." Poweleit & Schroer, in their history of the medical profession in the Northern Kentucky Counties, indicate that Dr. Kearns had both his residence and office in the Woodford, but the directories confirm to the

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contrary that he did not move there until after the turn of the century.

The builders of the Woodford were the Carl Brothers (DAG 1910, p.35, where it is referred to as "Dr. Kearns Flats") but the architect of this handsome Neo-Classical or Georgian Revival building has not been definitely identified. It is possible, however, that he was David Davis, a Newport, Kentucky, architect who was the designer of the west facade of the Cathedral Basilica of the Assumption in Covington (St. Mary's; see National Register nomination form and Guidebook) and of the former Kenton County Infirmary (now Rosedale Manor) in Latonia, the southern part of Covington. The frontispiece of the Infirmary, with its Ionic columns and upside-down volutes above the entrance porch bears a striking resemblance to the mantel in the Adamesque reception room of the Woodford's corner suite; the Carl Brothers built and advertised several other Davis commissions; and there are few other local candidates capable of this kind of sophisticated design at the turn of the century. Another candidate, however, might well be the firm of Dittoe & Wisenall, who designed the new City Hall under construction opposite at almost the same time; Wisenall is also believed to have been responsible for the Citizens Building erected a few years later on the west side of the block (Kearns, it may be noted, was associated with the street railway company for whom it was built.) (Contributing)

313-15 Greenup, Leathers-Wickemeyer Building, ca. 1872 (photos 4, 23, 26). Two-story U-shaped early Italianate double building with almost flat roof, single-bracketted panelled cornice on east (Greenup St.) and south (Park Place) sides; six bays on Smith side, five bays on east front, with center stair entrance; two round-arched north bays on front, with stone hoodmolds, keystones, and consoles; one-story storefront on corner with three bays on front and two on south side has square panelled piers with raised ovals near eye-level, under a plain entablature; windows of storefront have recently been replaced with dark glass, and doors are new six-panel doors; stoop to middle entrance has been tile-covered. All other windows on outer walls have plain plain flush stone lintels. North wall shows considerable evidence of the incorporation of older brick elements (see below). Most of the interior has been thoroughly modernized and remodelled, but the Italianate staircase and some woodwork remain.

Although the present building seems to date stylistically from just before or more likely (on documentary grounds) after the Civil War, it may incorporate at least part of one wall of one of the oldest and most historically significant—in terms of economic development—buildings in Covington. This lot, like that to the north is designated "Perry & McClure" on the ca. 1824 plat of the recently established city (see Smith, p. 63). According to A.W. Smith, however (p. 51), citing Covington (Campbell County) Deed Book 2 (pp. 139 and 146, May 28, 1818), as early as 1818 "Benjamin W. Leathers (had) purchased two in-lots, each with 42-foot frontage and running 148 feet deep from (the south side of) Third Street, opposite the Public Square, to the north side of Lower Market Space (now Park Place). From David & Susan Perry he purchased, for \$313.50,

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the north half of Lot 146 on Third Street and the south half of Lot 147 on Lower Market Space, and from John & Hetty McClure, for \$313.50, the north half of Lot 147 on Third Street and the south half of Lot 146 on Lower Market Place.

"Smith's interesting account continues: "Leathers built a two-story brick residence and store on the northeast corner of Greenup and Lower Market Space, fronting 42 feet on Greenup and 56 feet on Lower Market Space.....where he started the first 'private & temporary bank' in Covington, which he operated in connection with his general store."

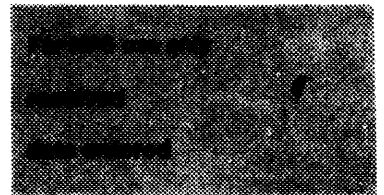
A famous anecdote in the annals of Covington relates Leathers' having to redeem his notes twice after attempting to dispose of them the first time by means of a fire-place whose chimney allowed them to be blown about and picked up by eager citizens! (see, for instance, Collins, 1874—published in Covington—II, 429, but not the 1847 edition of Collins). According to Smith (p. 57), Leathers' "Private Bank" closed in April 1821, after the failure and closing of all the banks in Cincinnati in 1820, and he was forced to redeem the notes and "shinplasters" that he had issued since 1818. An indenture dated May 1, 1821, and cited by Smith provides a valuable description of Leathers' "brick two-story house occupying the full 42 by 56 feet extent of the present building," and so forth, with mention of the cellar. In 1824 Leathers' widow's will (Smith, p. 62) further described their property in this block and the appurtenances on it (see also Smith, p. 85).

Nevertheless, members of the Leathers family continued to own at least considerable portions of this block until the Civil War period, although other relatives by marriage were involved as well. The deed record is complex, and interpreting it is made more difficult by the actual development of most of the lots, which had been laid out running north-south in 1814-15, in an east-west direction facing Court Avenue and Greenup Street, or split into section facing E. 3rd or Park Place.

Barlow, in his unpublished history of banking in Covington prior to 1880, provides a short description of the circumstances surrounding the establishment of the Covington Branch of the Farmers' Bank of Kentucky. "The Mexican War (1846-48) created a period of national pride and economic bliss in the United States, especially in those cities situated near river traffic." Covington benefitted, of course, but the local branch of the Northern Bank of Kentucky (founded in the mid-1830s in the superb Greek Revival building that still stands on the northwest corner of 3rd and Scott) did not have sufficient capital to encourage the development of new businesses. The Kentucky Legislature incorporated the Farmers' Bank of Kentucky at Louisville in early 1849, raising a storm of protest in neglected Covington. In May 1850 the Covington Branch was finally set up. The Board of Directors elected their included Mayor Bushrod W. Foley and future governor John W. Stevenson, whose office probably at 318 Greenup at that time. Cassius B. Sandford born in Kentucky ca. 1809 (1860

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Census, p. 116, 1.4), a future mayor of Covington, and probably related by marriage to Stephens and Kearns families, was elected cashier for the Covington Branch. It commenced operation in September 1850 with a capital of \$750,000.

The 1851 map indicates the farmers' Bank with the letter "B" on the lot north of what is now 313-315 Greenup—a brick building (311) shown on the 1877 and later maps, until it was replaced by the sideyard of the Woodford Apartments at the turn of the century. By 1860 the Farmers' Bank had moved to the northwest corner of Fourth and Scott, where it remained until it ceased operation in 1871 (although merged eventually with the Citizens' Bank at that location). Cassius Sandford (or Sanford), however, is still listed in 1860 as located on the northwest corner of Greenup Street and the Market Space, presumably in Leathers' old building; it was customary for cashiers—apparently the effective administrators—of banks in this period to occupy wings of the bank buildings, as can still be seen in the Northern Kentucky Bank Building. Other members of the Sandford family worked for the bank after the Civil War.

The history of this block would not be complete if the later history of the former 311 Greenup were not mentioned. By 1869 the office of the Covington & Cincinnati Bridge Co. was located there, having presumably moved from 302 Greenup. In 1869 Amos Shinkle was president and Napoleon B. Stephens (father-in-law of Dr. Charles Kearns of the Woodford) was vice-president; opposite the assistant secretary was S.A. Charles, a brilliant and enterprising engineer whose career had followed the Roeblings' to some extent, and who had a major impact on Lexington, Kentucky, in later decades as superintendent of the Water Works, president of the Lexington Brick Company, and developer of several high-quality sub-divisions. In 1886-87 Covington health officer H. Edmund Wilson had his office at 311 Greenup.

In the meantime, the old Leathers corner building (on the site of 313-15) seems to have had more ordinary occupants. The 1869 directory indicates that William and Mrs. Jenny Hart lived at 313 and had their businesses at 315, while glass-blowers (probably at the nearby Hemingray Glass Factory north of 2nd St. and west of Madison Avenue) Noah Bird and Matthias Edwards, as well as laborer John Maxwell (see 1860; Census, p. 197, 1.9) boarded at 313 (probably the entrance to the second story). William Hart was listed as a driver, born in Ohio about 1829, in the 1860 Census (p. 380, 1.3), but as a baker in the 1860 and 1869 directories; he had his bakery and Mrs. Hart her "notions" shop at 315 Greenup in 1869.

In 1871-72 (in at least two transactions) various members of the Leathers and associated families, including Sandfords, Balls (of Ball's Row on the northwest corner of 4th and Garrard Sts.), Helms, and Burdsalls, sold their interests in the property on the northwest corner of Greenup and the Lower Market Space to Casper (or Caspar) Wickemeyer (or Wickemeier) for one dollar and other considerations plus \$7000. One deed (DB 26, p. 288, 2/10/1872) refers to the

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boundaries as running 40 feet north from the corner "to the North line of the old brick house built by Benjamine Leathers, Deceased"; and another (DB 26, p. 289, 12/15/1871) specifies: "it being understood that the openings (doors and windows) in the North wall of the said old brick house shall be closed at any time....the parties owning the adjoining lot shall see fit to do so, by building or otherwise." These statements can perhaps be interpreted in several ways, but do indicate that Leathers' historic bank-store-residence had not yet been replaced.

Widkemeyer, who had operated his meat market at 302 Greenup opposite previously, probably built the present structure shortly after he acquired the property. He was listed in 1874 as having a "daily market" on the northeast (surely an error for northwest) corner of Greenup and Lower Market. The 1877 map shows him as the owner of 311 as well as 313-15, the latter in its present U-shaped configuration. The Sanborn maps confirm that Wickemeyer lived at 313 and had his grocery at 315 in 1886-87. His successor, W.J. Drew, who advertised one of his three "Cheap Cash Groceries and Daily Markets" at 315 in 1906 (Police Dept. history, p. 74), lived elsewhere.

The building has recently been renovated, fairly sensitively, to serve as offices. (Contributing).

Park Place (North side of 100 block between Court Avenue and Greenup Street)

130 Park Place, Christ-Davis Confectionery, before 1860 (photos 2, 27, 28).

Two-and-a-half-story two bay brick building with almost flat roof flush stone lintels; now have nine-over-nine-pane sash windows on front, one-over-one elsewhere; first-floor storefront has been altered in "Colonial" manner with small-pane picture-windows and stock broken-pediment central entrance; surface has been painted, but otherwise exterior is basically intact. Interior has been almost totally modernized, although some ordinary Civil War-era woodwork may remain upstairs.

This building may be one of a pair of three story two-bay buildings shown at the right of a mid-1850s engraved view of the "Market and Square" looking west from near Greenup Street along what is now Park Place toward Scott Boulevard, although the exact position of Court Avenue in that view is uncertain (see cover of Smith, Beginning). A small part of the front of 130 (formerly 30) Park Place is shown at the far right in the original photographs of the drawing created for the Fire Department in 1885; this is a view looking north on Court Avenue from south of the Market Space (Park Place). The former 128 (28) Park Place, replaced in the mid-20th century by the east wing of the Citizens Building (see 302 Court Avenue), is fully shown on the 1885 view. (This block is also included, at a sharp angle, in an elegant ca. 1880 drawing by L.F. Plymton of the new U.S. Post Office, looking northeast, published in *The Cincinnati Graphic*). The 1877 map shows only the main front block of 130 Park Place; the three-and-two-story brick rear sections were

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obviously added later.

In 1865 lumberman William C. Culbertson acquired this lot (the east half of the south of Lot 148) from the Master Commissioner, and later in the year sold it to Christian Christ. It seems likely that Christ had already occupied this building before the Civil War, as he is listed as a baker on the north side of Lower Market Space between Scott and Greenup at that time. According to the 1860 Census (p. 75, 1.38) Christ was born in Prussia in 1827. He is not listed in either the 1869 or 1874 directories.

By 1869 baker John Davis had his confectionery at this location, remaining at least until 1886-87; other members of the Davis family are also listed here in 1869 and 1874. Like several other structures in this area, 130 Park Place has recently been converted into law offices. (Contributing).

East Third Street (South side between Court Avenue and Sanford Alley)

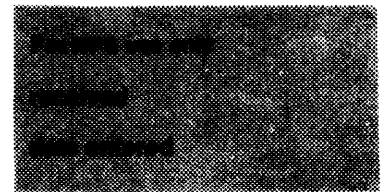
127-29 East 3rd, Gregg-Thompson Double House, before 1860 (photos 29, 31). Fairly large two-story, four-bay plain Greek Revival brick double house, set directly on sidewalk; flat parapets between chimneys at ends only; outer doorways and windows have flush stone lintels and sills; now one-over-one-pane sash windows, surface painted white, and probably considerably altered interiors, but basic building intact.

Located facing what was the Public Square containing the old City Hall and Court House, this antebellum double dwelling must have had a most impressive site when it was constructed, on the north half of Lot 148 of the Old Plat of Covington. The characteristic parapets and chimneys flanking the rather high gable-end roofs of this house are shown on the 1885 Fire Department view, beyond the Court Avenue livery stable. The 1869 directory lists Francis, Eliza, and Mary A. Gregg in the west half (then 75 E. 3rd). In 1860 J.G. Gregg is described as living on the south side of 3rd St. between Scott and Greenup, probably in this building. He may have been related to the Mrs. Elizabeth Gregg listed in the 1834 and 1839-40 directories as running a boarding house on Greenup Street between Front St. (now Riverside Drive) and E. 2nd Street. It seems likely Gregg owned (the whole building and possibly had it built), as both halves were left in her 1890 will (Will Book 5, p. 333) by a Frances Gregg. A J.G. Gregg worked for Wetz & Co.; the 1860 Census (p. 79, 1.9) indicates that a James Gregg was a livery-stable keeper, born in Kentucky about 1820. Wetz & Co. may have been the livery stable probably already located along Court Avenue between 3rd and Park Place, adjacent to this house (see 302 Court Avenue).

Also in 1869, the other half of the building (77) was occupied by John T. Thompson, whose widow boarded nearby in 1874. Thompson was the city marshal in 1869, with his office in the City Hall opposite. He may have been the John Thompson listed in the 1860 Census (p. 363, 1.27) who was an

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engineer, born in Virginia about 1830. William Ault, a sewing machine agent, boarded at 77 E. 3rd in 1874.

Francis Gregg left the west half of the house to Lizzie (Johnson Thompson, widow, and several other members of the Johnson family named Hatfield, Taylor, Jackson, and Coleman; this suggests some family connection between the Greggs and Thompsons earlier. Lizzie Thompson et al. sold the west half in 1895 to Mary E. Webster, who had purchased the east half in 1899, each for \$1,800. Mary E. Webster, widow of Christopher C. Webster had a boarding house at 75 E. 3rd in 1906-1907, when Esau Webster operated a wholesale confectionery at 77 and lived at 75.

Francis Gregg left the east half (what she called "the East tenement") of her double house and lot in 1890 "to my friend A.C. Ellis for legal advice and kindness always bestowed on me." He was no doubt the prominent attorney and city clerk who lived on Martin St. in the late 19th century. The building now has a residence in one site and an office in the other. (Contributing).

213 East 3rd St., William Smith House, 1877-86 (photos 30, 32, 34).

Two-story, two-bay brick Italianate townhouse, set back slightly from the sidewalk, with crude concrete porch with cast iron columns probably replacing a turn-of-the-century porch. Handsome cornice in front of flat roof, with paired brackets and pairs of abortive brackets between. Segmental-arched hoodmolds on consoles with circles in the center of panels, on all four front openings, including two-over-two-pane sash windows, front door; flush lintels and sills on sides.

Originally squeezed between double frame dwellings, one of which preceded it on this site, this narrow brick house now stands along between parking spaces. It is present on the 1886 Sanborn map, but its predecessor (103) on the 1877 map. Shoe maker William Smith resided here with shoe cutter John Smith in 1886-87, so they may have been the first occupants of the present building.

Occupants of the earlier tenement on the site included Mrs. Dean Swift in 1869; she had a "fancy store" at (then) 1008 Greenup in 1874. By that time John Savill, a blacksmith, and Sarah Savill, a widow, seem to have been living at 103, or perhaps 105 formerly next door, where the widowed Mrs. Mary Savill lived in 1886-87. No doubt they were related to Daniel Savill, whose estate is listed on the 1877 map as the owner of this double lot as well as that on the corner to the east. (Contributing).

217-19 East 3rd St., Daniel Savill Double House, before 1860 (Photos 30, 33, 34)

Two-story, four-bay brick double house; ashlar water-table across front, which is set directly on sidewalk one step above ground-level; front has been

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Italianized, with slightly raised single-bracketted cornice across the front, molded flat metal hoodmolds on consoles over present one-over-one-sash front windows and two-light transom doors; hoodmolds also on most openings on sides; one-story brick turn-of-the-century rear additions; big square chimney in center partition.

This modest double house has the proportions—low and squarish—and the square central chimney of early construction, and was probably built well before the Civil War, receiving its present Italianate cornice and hoodmolds sometime in the late 19th century. The four rowhouses on the southwest corner of E. 3rd St. and Sanford Alley belonged to Daniel Saville's Estate in 1877, according to the map, and Daniel Savill (as it was also spelled) may well have lived here since at least the 1840s. He was listed in the 1839-40 directory as a blacksmith born in England and living or working on the corner of 2nd and Greenup Sts. The 1860 directory states that he was living on the south side of 3rd between Garrard and Greenup. The 1860 Census informs us that he was a blacksmith born in England about 1801 (p.20, 1.31). As mentioned above, the widowed Sarah and John Savill, also a widow, in 1886-87; what relation there was to Daniel is not known.

In 1874 Richard Bird, a "clerk at the (suspension) bridge, "occupied 107 E. 3rd; blacksmith Josiah Clark and other members of his family resided at 109. The 1886-7 directory indicates that E.T. Thornton, foreman tobacconist at W.C. Hamilton & Co.'s, lived at 109 E. 3rd, with other male Thorntons who were a tobacconist, a bottler, and a compounder. Edward or Edmund Thornton was listed in the 1860 Census (p.6, 1.31) as a tobacconist, aged 21, born in Ohio; he lived nearby at the former 101 E. 3rd in the 1860s and '70s. In 1892 A.J. Laird, a salesman who had sold boots and shoes at (then) 716 Madison Avenue, where he also lived in 1886-87, resided at 109 E. 3rd. The modest occupations suit these vernacular but not unappealing dwellings. (Contributing).

214 East 4th St., F.A. Prague House II, 1894-1909 (Photos 35, 36).

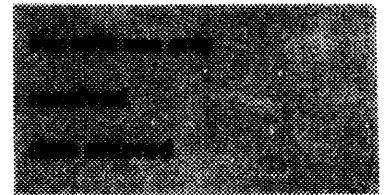
Tall two-and-a-half-story pressed-brick house with irregular massing, organized under high slate roof with metal ridge-peaks; flush stone lintels have raised upper moldings and sills forming continuous bands around semi-octagonal parlor bay window that climaxes in slightly projecting jerkin-headed or clipped-gabled roof; similar gables on sides are also faced with stucco, with shallow Tudor beams at bases; delicate dentil bands under minimal cornice; treatment under entrance of southwest one-story projecting porch, with dainty wreath in relief and reeding in tympanum, wooden Tuscan columns. Rough stone foundations; wrought iron fence across narrow, neglected lot. Building has been vacant several years and is deteriorating, but owner is considering renovation as offices, possibly utilizing tax credit program.

Located along the west side of Sanford Alley beside the south-western boundary of the Ohio Riverside District, this interesting Queen-Anne-Neo-Classical dwelling with rare jerkin-headed gables provides a useful buffer to the existing



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district, even though in vulnerable condition and exposed to a service station to the west.

It appears that this residence (originally 110 E. 4th) was built about the turn of the century for F.A. Prague, a dealer in leaf tobacco (Prague & Matson) who was also listed in 1886-87 as the administrator of the A.L. Greer estate (see 302-304-306 Greenup St., above). He seems, however, to have resided in the similar but even larger and more handsomely designed house on the opposite (southeast) corner of Sanford Alley (110; now 216). None of the early occupants of 214 have yet been identified. (Contributing).

Court Avenue (East side between East 3rd Street and Park Place).  
302 Court Avenue (with addition at 128 Park Place), Citizens Building (originally Covington, Newport & Cincinnati Street Railway Offices), ca. 1903 (Photos 5, 6, 27, 28).

The Citizen's Telephone Building is a two-story masonry building located at 302 Court Street in Covington, Kentucky. Built ca. 1903, the building is distinguished by its two-story central section and attached one-story wings. The building's design reflects the Italian Renaissance Revival style and has been attributed to noted Covington architect Bernard T. Wisenall. The building was originally constructed with the two-story central section and attached one-story wings. In the mid-1930s a two-story section was added at the southeast corner of the building and fronts on Park Place. This addition was sensitively designed to match the original building in materials and detailing.

Above the main entrance on the Court Street facade and above the window arching are bands of decorative glazed brick. The two-story central section contains the main entrance to the building and it consists of a Neo-Classical pedimented stone surround with engaged Ionic columns. The original door was removed during remodeling in the 1960s and a new metal door with a large transom and sidelights has been added. Windows on the first and second floors of the central section are rectangular one-over-one sash. The windows flanking the main entrance have arched transoms. Above the windows on either side of the entrance are small oculi windows with stained glass and stone acanthus leaves at the quarter points of the perimeter stone surround. Dividing the two floors above the entrance are wide belt courses with egg and dart and bead and reel molding and a Greek fret band. A smooth stone band is inscribed "CITIZEN'S TELEPHONE COMPANY INC."

Constructed ca. 1903, the building originally housed the offices of the Covington, Newport and Cincinnati Railway Company and was later the home of the Citizens Telephone Company. The building is a fine interpretation of the Italian Renaissance Revival style and displays excellent interior and exterior detailing. During the 1930s the building became the home of the Citizen's Telephone Company which was one of the major telephone companies of the city. This company eventually became part of the Bell system and the building was used for offices of the telephone company until its purchase and renovation by the present owners.

The District contains 12 contributing properties and 2 non-contributing ones.

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In 1833 a steam ferry service began operation to Cincinnati and several major factories opened in the city in these years. Over the next several decades Covington enjoyed intense growth as thousands of German immigrants settled in the Ohio River valley. To meet this new influx of population the community expanded to the west and south. By 1853 the population of Covington had swelled to 12,154 and Covington was one of the most prominent cities in Kentucky. Construction of residential and commercial buildings in the Ohio Riverside District area was substantial in these years and by 1860 it was one of the most densely populated sections of the city.

While the residential nature of the district remained unchanged at mid-century, the construction of the Kentucky Central Railroad caused a shift of the commercial area. In 1853 the railroad completed a terminal and facilities to the southwest of the public square and many businesses moved adjacent to this new center for transportation. A further development was the construction of the Roebling Suspension Bridge in 1866 across the Ohio between Covington and Cincinnati. Covington's access to the bridge was via Greenup Street and Court Avenue and livery stables, hotels and restaurants arose along these streets to the south of the bridge to serve travelers.

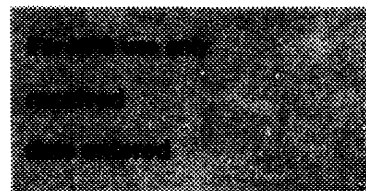
Covington's growth continued unabated after the Civil War with many new homes constructed in the Italianate, Second Empire and Queen Anne styles. Despite the settlement of many new neighborhoods the area along the Ohio and Licking Rivers continued to be the center for Covington's upper class and many new mansions overlooking the rivers were built in these years. By 1890 most streets in the district had been paved, a citywide water system was in place and a number of homes had gas and telephone service. To the southwest of the area along Madison Avenue a substantial commercial area arose with many blocks of three to five story brick and stone buildings. As the community prospered many fine new homes were built to the south of Third Street along the Licking River and Garrard Street.

During the 20th century the Ohio Riverside area has continued to be an important residential section of the city. Only a few areas have been substantially altered and most blocks along First, Second and Third Streets display restored or renovated 19th century homes. Plans to demolish a large section along the riverfront in the 1960s met with overwhelming opposition and the city now encourages the preservation of this important area. The listing of seven blocks on the National Register in 1971 has increased the interest in the district and its numerous historic homes and buildings are a major tourist attraction to the city.

The extension to the original Ohio Riverside District is significant under criterion A with respect to the themes of settlement and commerce. Three of the buildings in the district were constructed ca. 1830 and are among the earliest brick structures in Covington. The house at 322 Greenup was erected by Jackson Sparrow who was an early prominent merchant of the city. The A.L.

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Greer house at 302-06 Greenup was built ca. 1830 as was the Stevenson House at 314 Greenup. These homes were the earliest constructed on these lots and they represent some of the oldest buildings in Covington.

The extension is also significant in the commercial development of Covington. This section was one of the earliest commercial and governmental areas of the community. The 19th century public square and market was located directly adjacent to the district extension on the blocks at Third, Market and Greenup. This was the site of the city hall, courthouse and customs house of the 1800s. Buildings in the district extension represented a transitional area between the exclusively residential area to the east and commercial area to the west.

Important commercial buildings of the extension include the Stevenson Office at 314 Greenup built ca. 1830. John Stevenson was one of the most prominent Kentucky politicians of the 19th century serving as both Governor and U.S. Senator. His office was located at this address during the 1840s and 1850s. Another important building in the extension is the Woodford Apartments built in 1897 as the largest apartment building in the city. Constructed by noted physician Dr. Charles Kearns the Woodford has been an important landmark in downtown Covington for nearly a century. The Citizens Telephone Company Building at 302 Court is also of major significance in the history of the city's utility companies. It housed the offices of one of Covington's first street railway and electric companies and was later the headquarters for the first major telephone company in the city. In addition to these important buildings several other structures were used as restaurants and shops throughout the 19th and 20th centuries.

The district extension is also significant under criteria C because of its architectural character. The earliest buildings in the district are simple Greek Revival structures built ca. 1830. These include the buildings at 322 Greenup, 302-06 Greenup and 314 Greenup. All are of brick construction, two-stories in height and have rectangular doors and windows. Around the entrances are Greek Revival detailing with further Greek Revival influences reflected on interior mantles and woodwork. The Italianate style of the late 19th century is also well represented with good examples at 318 Greenup, 313-15 Greenup and 213 E. Third. The Tinley House at 308 Greenup is an especially fine example with different metal hood molding designs on the windows of each floor.

Both the Woodford Apartments and Citizens Telephone Company Building reflect elements of the Italian Renaissance style of the turn of the century. The Woodford has both arched and rectangular windows, horizontal massing, belt coursing and brick quoining. Similar detailing can be found in the Citizens Telephone Building which has more extensive use of glazed brick and stone for exterior detailing. The Citizens building is also distinguished by its one-story wings and hipped roof. In addition to these structures a fine Queen Anne residence is also located in the district extension at 214 E. 4th Street. Together the fourteen buildings in the extension represent a valuable collection of

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architecture in the city.

The Ohio Riverside Historic District Extension is significant in the settlement, commerce and architecture of Covington, Kentucky. Located in the oldest section of the city the district contains a number of early homes and businesses. The area was originally a mix of both residential and commercial structures and this character exists today. The area has not been greatly altered and few changes have occurred in the extension since the early 20th century. The extension incorporates an important grouping of structures which relate to the adjoining Ohio Riverside Historic District in architectural and historical character.

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**10. GEOGRAPHICAL DATA**

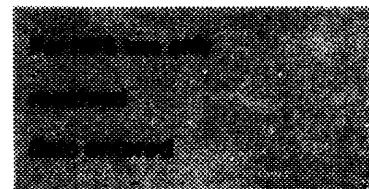
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**Verbal Boundary Description & Justification**

The boundary of the district is shown on the base map accompanying the nomination (#2). The area nominated is surrounded by parking lots and less than fifty-year service buildings except on the east side where it adjoins the Ohio Riverside Historic District. (See #7, pp. 1 - 2 for additional boundary justification.)

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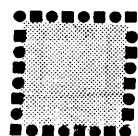
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PROPOSED EXTENSION TO  
THE OHIO RIVERSIDE  
(NATIONAL REGISTER OF  
HISTORIC PLACES)  
HISTORIC DISTRICT



PROPOSED EXTENSION

AUGUST 1984



EAST

THIRD

SECOND

BOULEVARD

AVENUE

STREET

STREET

OHIO  
RIVERSIDE  
HISTORIC  
DISTRICT

STREET

CITY - COUNTY

BUILDING

PARK

PLACE

LOTS

PARKING

Stanford Alley

Sparrow's Alley

SERVICE

STATION

AST FOOD OUTLET

GREENUP

CAMPBELL

Ohio Riverside Historic District Extension

Scale: 1" = 100'

Contributing Structures



Non-Contributing Structures



MAP 2

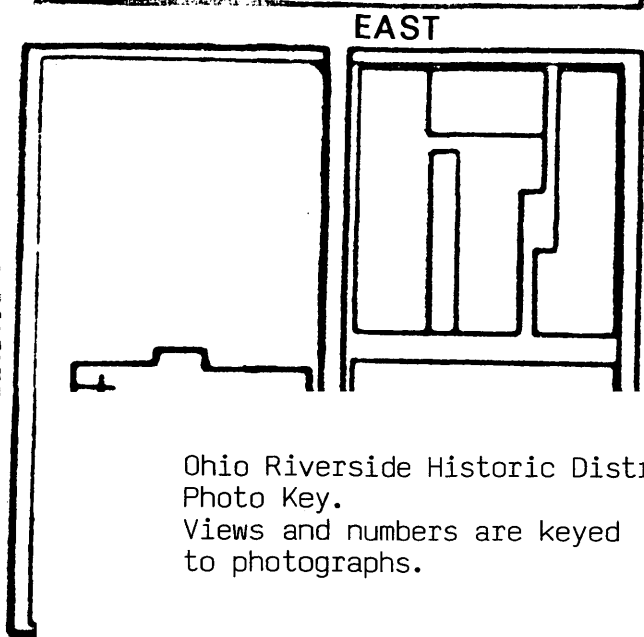
DOWNTOWN COMMERCIAL DISTRICT

LICKING RIVERSIDE  
HISTORIC DISTRICT

PROPOSED EXTENSION TO  
THE OHIO RIVERSIDE  
(NATIONAL REGISTER OF  
HISTORIC PLACES)  
HISTORIC DISTRICT

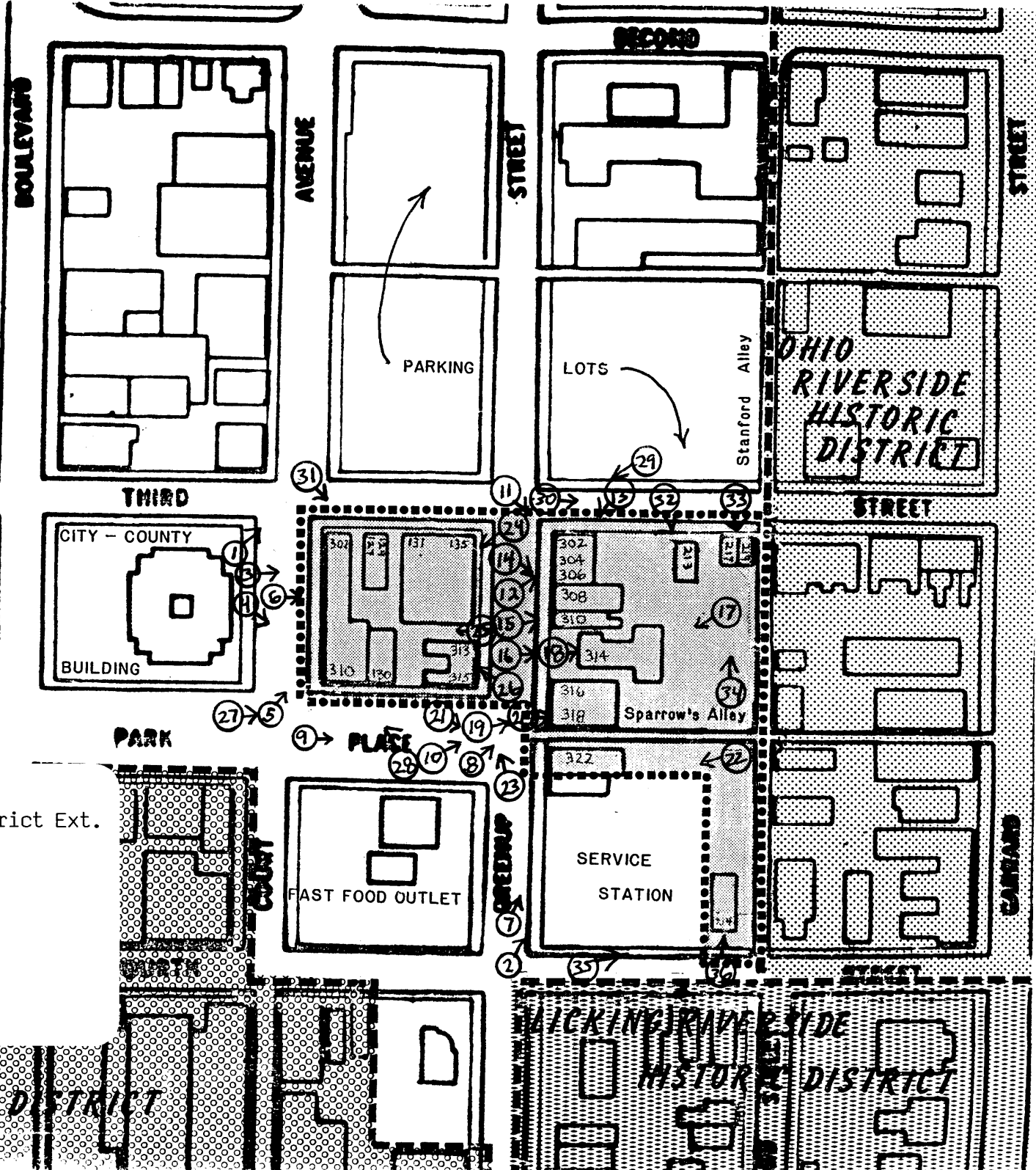
 PROPOSED EXTENSION

AUGUST 1984 



Ohio Riverside Historic District Ext.  
Photo Key.  
Views and numbers are keyed  
to photographs.

MAP 3



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National Park Service

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Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 87000612 Date Listed: 5/9/87

Ohio Riverside Historic District (Boundary Increase) Kenton KY  
Property Name: County: State:

Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews  
Signature of the Keeper

2/14/97  
Date of Action

===== Amended Items in Nomination: =====

When the Ohio Riverside Historic District (Boundary Increase) was listed in the National Register, the building at 318 Greenup Street was listed as a non-contributing resource. A "Historic Preservation Certification Application -- Part 1" has been submitted to the NPS with a request that the status of 318 Greenup Street be reconsidered. The KY SHPO and the Heritage Preservation Services Division of the NPS recommend that the building be listed as contributing. Built around 1860 as a three story brick commercial building, 318 Greenup Street was listed as non-contributing to the district because at the time of nomination the exterior of the building was covered in a modern simulated stone sheathing. Recently the modern sheathing was removed and it revealed that the building still retained sufficient original materials to contribute to the historic district. The nomination form for this historic district is officially amended to change the status of 318 Greenup Street to contributing. Note: the building was incorrectly listed as 316 Greenup Street in the nomination form.